147.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,000 / 744,000
					USE VALUE:	744,000 / 744,000
					ASSESSED:	744,000 / 744,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIEDEL KAREN A--ETAL
Owner 2:	DINEEN TERENCE H
Owner 3:	
Street 1:	153 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,679 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1894 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4679.000	295,700		448,300	744,000
Total Card	0.107	295,700		448,300	744,000
Total Parcel	0.107	295,700		448,300	744,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.82 | /Parcel: 392.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	96871
GIS Ref	
GIS Ref	
Insp Date	06/13/18

!11517!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,700	0	4,679.	448,300	744,000	744,000	Year End Roll	12/18/2019
2019	101	FV	229,900	0	4,679.	420,300	650,200	650,200	Year End Roll	1/3/2019
2018	101	FV	232,300	0	4,679.	347,400	579,700	579,700	Year End Roll	12/20/2017
2017	101	FV	232,300	0	4,679.	319,400	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	232,300	0	4,679.	291,400	523,700	523,700	Year End	1/4/2016
2015	101	FV	219,900	0	4,679.	285,800	505,700	505,700	Year End Roll	12/11/2014
2014	101	FV	219,900	0	4,679.	265,600	485,500	485,500	Year End Roll	12/16/2013
2013	101	FV	219,900	0	4,679.	252,700	472,600	472,600		12/13/2012

PRINT

Date	Time
12/11/20	01:40:53

LAST REV

Date	Time
08/24/20	14:48:42
danam	
11517	

USER DEFINED

Prior Id # 1:	96871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15933-92		12/1/1984		126,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2018	317	Re-Roof	8,500	C				
10/14/2016	1243	Porch	7,588	C				REBUILD FRONT STEP
8/31/2016	2120	Porch	48,840					
6/22/2009	504	Wood Dec	3,000					
6/26/1998	420	Dormers	22,000					FULL DORMER/BATH
5/4/1998	249	Addition	15,000					6X16 ADD/REM-KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	Inspected	BS	Barbara S
5/7/2018	MEAS&NOTICE	BS	Barbara S
1/27/2009	Measured	336	PATRIOT
11/17/1999	Meas/Inspect	272	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4679		Sq. Ft.	Site		0	80.	1.20	9									448,297						448,300	

Total AC/HA: 0.10742 | Total SF/SM: 4679 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 448,297 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20438218
Const Adj.:	0.99989998
Adj $ / SQ:	150.533
Other Features:	106665
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428579
Depreciation:	132860
Depreciated Total:	295720

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

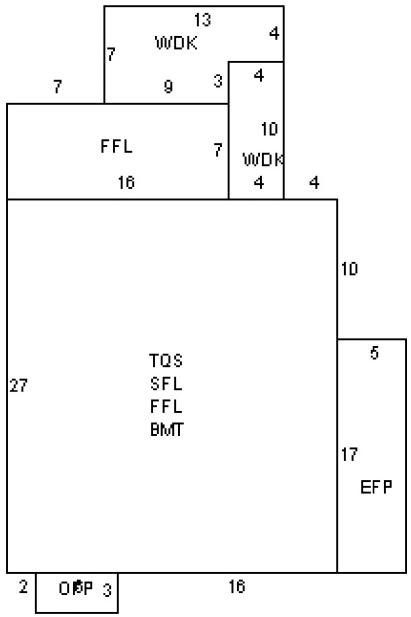
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.53
Special Features:	0	Val/Su Net:	106.98
Final Total:	295700	Val/Su SzAd	156.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	760	150.530	114,405
BMT	Basement	648	45.160	29,264
SFL	Second Floor	648	150.530	97,545
TQS	3/4 Story	486	150.530	73,159
WDK	Deck	119	14.400	1,714
EFP	Enclos Porch	85	59.250	5,036
OFP	Open Porch	18	44.000	792
	Net Sketched Area:	2,764	Total:	321,915

Size Ad	1894	Gross Are	2926	FinArea	1894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

147.0-0008-0001.0

IMAGE

AssessPro Patriot Properties, Inc